

1 Richmond Planning Commission

2 Wednesday, May 17, 2017

3 Approved Minutes

4 **Members Present:** Brian Tellstone, Sean Foley, Lauck Parke, Mark Fausel, Alex Brosam

5 **Absent:** Joy Reap

6 **Others Present:** Judy Rosovsky, Jeff Forward, Chris Granda, Clare Rock (Staff)

7

8 Administrative Items & Updates

9 Approve meeting minutes from January 4, 2017, April 19, 2017, and May 3, 2017. The PC
10 cannot approve May 3, 2017 minutes due to lack of quorum of those present at the May 3
11 meeting.

12 Fausel made a motion to approve January 4 2017 minutes, seconded by Tellstone, all in
13 favor. So voted. Fausel abstained.

14 Tellstone made a motion to approve April 19, 2017 minutes, seconded by Fausel, all in
15 favor. So voted. Parke Abstained.

16

17 Updates – Rock stated that the new Zoning Administrator is scheduled to start May 31, 2017.
18 Rock also mentioned she attend the regular Planning Advisory Committee (PAC) held at the
19 attended the CCRPC which included an introduction about the Municipal Energy Data Guides
20 which will be talked about later in the evening and about the energy efficiency building
21 requirements, which include builders to submit a RBES when they file a Certificate of
22 Occupancy.

23

24 Annual Organization Meeting

25 Review Rules of Procedure and Code of Ethics - PC members in attendance signed the Code of
26 Ethics Acknowledgement Form. The PC will wait until the additional members are present at the
27 next meeting to elect officers.

28

29 Town Plan

30 Energy Plan Update – The PC received a copy of the CCRPC Municipal Energy Data Guide and
31 accompanying memo in their packets. Rock also bought up the document and accompanying
32 maps on the projector screen.

33

34 Foley directed PC attention to pages 9 and 10 of the handout, based upon Richmond’s total
35 existing energy generation (page 9) and the CCRPC’s renewable energy targets on page 10,
36 Richmond is already achieving its target for 2050. Foley suggest we respond to CCRPC
37 indicating our agreement with the targets and recognition that we are consistent with the State’s
38 energy goals. At the local level we can be working on other aspects such as weatherization,
39 conversion way from fossil fuels and improvements in transportation. Richmond should write the
40 States energy goals into its new town plan and that way we’d be meeting the new energy
41 planning requirements. But the biggest area of attention should be the maps.

42

43 Discussion followed about the maps. Rosovsky provided a background on the inputs of the
44 conservation commission. Bob Low also submitted comments. Rock distributed copies of his
45 Memo, dated 5/17/2017 regarding the CCRPC Municipal Energy Data Guide and accompanying
46 CCRPC memo and constraints map. Low is concerned that the local constraints, such as those

1 identified within the Science to Action report and the CC's draft Town Plan Chapter Natural and
2 Working Lands have not been recognized in the CCRPC listing of local constraints.

3
4 The PC would like to see an overlay of the CCRPC maps with the CC's maps. Then the PC
5 could submit comments to the RPC reiterating some of the local possible constraints.

6
7 Foley offered to sit down with Low and overlay the maps and develop a list of local "possible"
8 constraints for PC review at their next meeting. Rock will follow up with the RPC about getting
9 the GIS layers.

10
11 Discussion followed about the various scales on energy generation facilities, could the town
12 include language in the town plan which indicates support for smaller scale generation vs
13 commercial size generation. Foley indicated that the state would differentiate.

14
15 Brosam asked about a previous reference of the wind study which was undertaken. Attendees
16 didn't recall this study and suggested that if a wind study was done, maybe by RGS, it might not
17 be public, and there wasn't any wind speed data collected in Richmond.

18
19 Forward, who has sat on the RPC's energy committee, added that the state is expecting most
20 future generation from solar and that he feel the RPC has been doing a good job. Brief discussion
21 followed from Forward and Granda about their support for building energy codes and support of
22 including greater energy efficiency building standards with in the town regulations, such as the
23 State stretch codes.

24
25 Town Plan Review - continued review of Town Plan initial comments as contained within the
26 Town Plan Review Matrix, dated 5/15/2017. The PC continued the review of the comments
27 starting on line 5:

- 28 ▪ On the topic of affordability and tax increases – looking at both
29 line 5 and line 10, Parke would like a more depth analysis of
30 town spending broken down by department. Parke believes this
31 is the core of the affordability discussion.
- 32 ▪ Need to add to matrix: do we support the expansion of the
33 water and sewer line?
- 34 ▪ Line 12 – PC hesitant to add more information to this topic.
- 35 ▪ Line 13 and line 14 – keep the statutory language within the
36 draft but then remove in the final draft and insert the RPC's
37 review of state goals and municipal requirements as an
38 appendix or similar.
- 39 ▪ Line 15 – yes add language into column F
- 40 ▪ Line 16 & 17 – will wait on adding more info on these topics.
- 41 ▪ Line 19 – yes, add this text to the "Discussion" chapter
- 42 ▪ Lines 20 & 21 – yes make these changes/clarifications
- 43 ▪ Line 22 – yes, also add reference to multimodal and light rail
- 44 ▪ Line 23 – maybe we already have language like this?
- 45 ▪ After line 24 – insert discussion about eco development and
46 downtown vibrancy and the need for more downtown parking.

1 Jon Rankin supplied some draft town plan language see email handout dated May 15, 2017.
2 Rock distributed.

3
4 Bob Low emailed a revised/updated Natural and Working Lands Chapter for PC review based
5 upon the discussions at the PC at the April meeting. Rock has not had a chance to review this
6 yet.

7
8 Adjourn

9 *Tellstone made a motion to adjourn, seconded by Fausel, all in favor. So voted.*

10
11 The meeting ending at 9:00pm

12 Respectfully submitted by Clare Rock, Town Planner

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